046.A	0004	0112.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	760,900 /	760,900
USE VALUE:	760,900 /	760,900
ASSESSED:	760,900 /	760,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110	-112	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 112

Owner 1:	REGAN WILLIAM H III &
Owner 2:	REGAN MARGARET POWERS
Owner 3:	
Street 1:	112 FRANKLIN STREET UNIT 112
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REGAN WILLIAM H III & -
Owner 2:	REGAN MARGARET POWERS -
Street 1:	112 FRANKLIN STREET UNIT 112
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Aluminum Exterior and 3301 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	757,900	3,000		760,900
Total Card	0.000	757,900	3,000		760,900
Total Parcel	0.000	757,900	3,000		760,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 230.51 | /Parcel: 230.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
290423			07/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 046.A-0004-0112.0

!15535!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	746,400	3000	.		749,400	749,400	Year End Roll	12/18/2019
2019	102	FV	642,000	3000	.		645,000	645,000	Year End Roll	1/3/2019
2018	102	FV	568,200	3000	.		571,200	571,200	Year End Roll	12/20/2017
2017	102	FV	518,300	3000	.		521,300	521,300	Year End Roll	1/3/2017
2016	102	FV	518,300	3000	.		521,300	521,300	Year End	1/4/2016
2015	102	FV	479,200	3000	.		482,200	482,200	Year End Roll	12/11/2014
2014	102	FV	457,500	3000	.		460,500	460,500	Year End Roll	12/16/2013
2013	102	FV	457,500	3000	.		460,500	460,500		12/13/2012

PRINT

Date	Time
12/11/20	05:14:39

LAST REV

Date	Time
07/12/18	08:34:18

danam

USER DEFINED

Prior Id # 1:	32743
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15535

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELOY F F JR &	50146-521		9/26/2007	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
2/5/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7915													G9			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	0.96808541
Const Adj.:	1.00989902
Adj $ / SQ:	288.412
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	0.80000001
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	849639
Depreciation:	91761
Depreciated Total:	757878

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	230.73
Special Features:	0	Val/Su Net:	229.60
Final Total:	757900	Val/Su SzAd	229.60

SKETCH

UnSketched SubAreas:
GLA: 3301,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,301	288.410	952,049

Net Sketched Area:	3,301			Total:	952,049
Size Ad	3301	Gross Are	3301	FinArea	3301

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.A-0004-0112.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X18	A	AV	1915	30.43	T	40	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:	Total: 3,000